



ID: CY-35-1-82070
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**Magnificent, ultra-luxurious villa
 offering excellent investment
 potential ...**

Cyprus, Paphos

| | |
|------------------------|--------------------|
| Price: | € 5 600 000 |
| Object type | House |
| Number of rooms | 1 |
| Land area | 1560 m2 |
| Area | 600 m2 |
| Category | For sale |



Magnificent, ultra-luxurious villa offering excellent investment potential as it is located just 400 meters from the newly designed Paphos Marina and 10 minutes' drive away from Kings Avenue Mall. Only a few minutes away from the city center, situated in an exclusive beachfront location, this prestigious home offers direct access to a sandy beach at its doorstep, unobstructed views of the Mediterranean Sea and Paphos Marina, and a private swimming pool. SPECIFICATIONS □ Smart house, automation systems □ VRV system, concealed air-conditioning □ Under-floor heating □ Complete installation of intruder and fire alarm system (CCTV) □ Photovoltaic system for water heating, water pressurizing system □ Provision for future installation of satellite dish to the roof □ Complete installation of central structure cabling system for TV, telephone and computer throughout the villa □ Installation of audio/video entry gate unit to road entrance with control points inside villa □ Roof gardens with access through elevator and internal staircase, barbeque area, work top, sink (hot and cold water), stone or wooden dining table, pergola, shower, toilet, wine bar, fridge, etc □ Elevator to all floors and the roof garden □ Bright and spacious kitchen and living room areas with suspended ceilings and a fire-place □ Bathrooms finished with high quality marble tiles, suspended ceilings and high-quality vanity units, sanitary ware, accessories and mixers □ Sensor lights to the car parking area and main entrance door □ Private infinity swimming pool with the surrounding patio paved in anti-slip granite tiles natural stone or combination with synthetic wooden deck □ Energy saving features offering maximum thermal insulation and sound proofing (8cm polystyrene on walls and the roof), with the issue of an Energy Performance Certificate. OPTIONAL EXTRAS □ Jacuzzi inside the property or on the roof garden □ Semi basement area that can be designed according to the client's specifications to include additional rooms or areas such as an en-suite bedroom, a wellness room, gym area, cinema area, utility room, bar, wine cellar, jacuzzi, sauna, storage room etc, in addition to a mechanical/electrical room and a server/CCTV control room. We would also welcome any personal ideas or alterations to the plans which will be considered by our architects and interior designers. BEDROOMS & BATHROOMS INSIDE COVERED AREAS (m2) OUTSIDE TOTAL ROOF GARDEN (m2) PLOTSIZE(m2) PRICE EUR 7/8 bedrooms 7 bathrooms 1 guest toilet 600 200 800 190 1560 (1490 + 70 green area) 5,600,000 Price including optional semi-basement area of 290m2 (can be of a smaller size) 6,250,000

Contacts:

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